

This Instrument was Prepared by:

Send Tax Notice To: Mondragon Properties, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-22-28648

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifteen Thousand Dollars and No Cents (\$15,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Candice N. Bryant**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Mondragon Properties, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Candice N. Bryant and Candice N. Bailey are one in the same person.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21st day of September, 2022.

Candice N. Bryant
Candice N. Bryant

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Candice N. Bryant, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/ they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of September, 2022.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24

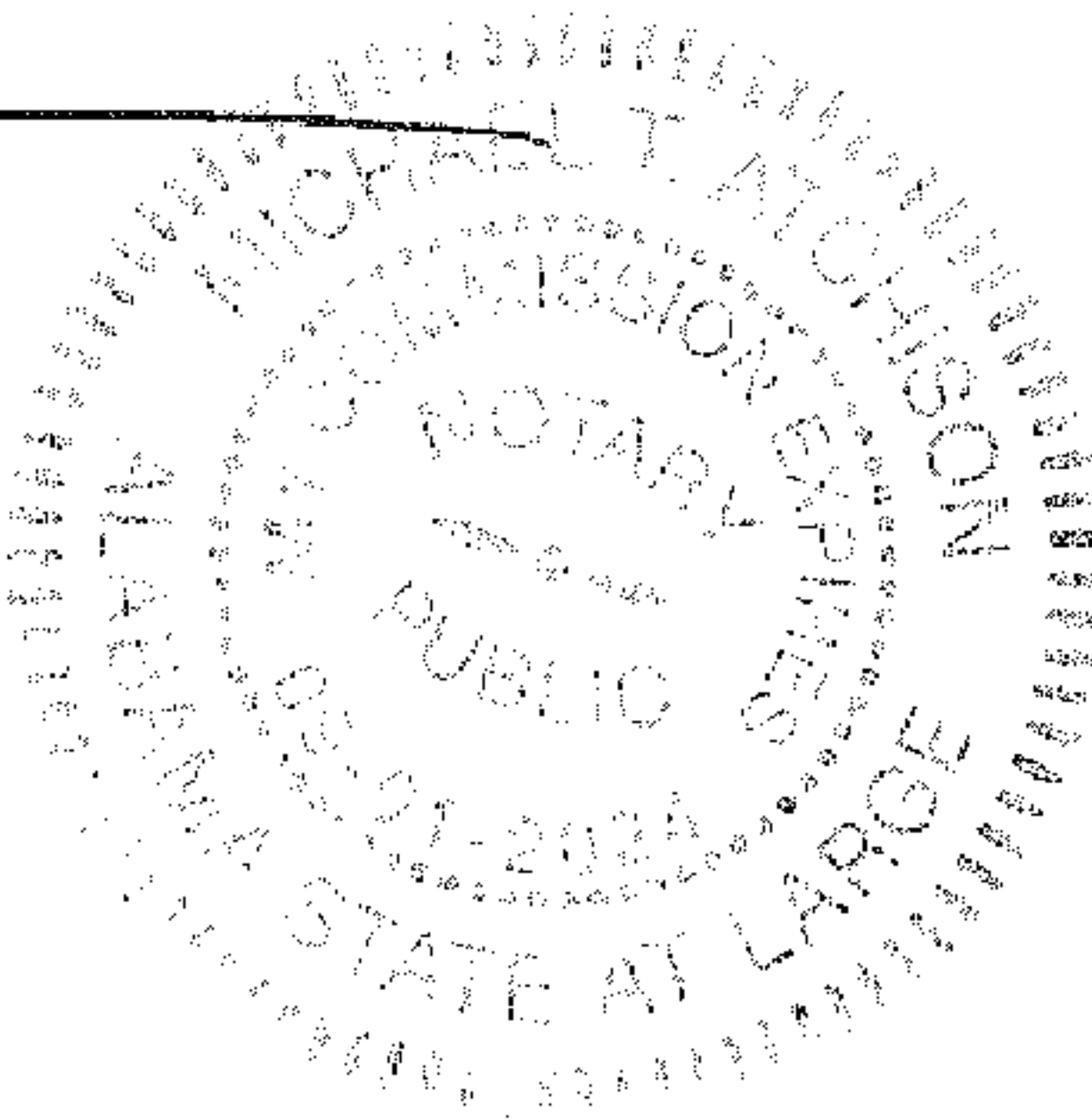


EXHIBIT "A"
LEGAL DESCRIPTION

A part of the W 1/2 of the W 1/2 of the SW 1/4 of the SE 1/4 of Section 15, Township 24 South, Range 15 East, being one and the same parcel as the E 1/2 of Tract No. 3 on the survey of Reese E. Malette, Jr. Registered AL Licensed Surveyor No. 2950, dated September 1970 and which is more particularly described as follows: Commence at the SW corner of said SW 1/4 of the SE 1/4 of said Section 15 and run thence in a northerly direction along the Western boundary thereof a distance of 166.41 feet to a point; thence continue in the same direction a distance of 166.40 feet; thence continue in the same direction 166.40 feet to a point; thence turn to the right an angle of 88 degrees 0 minutes 42 seconds and run easterly direction a distance of 165 feet to the point of beginning; thence continue along the same course a distance of 165 feet; thence turn to the right and run in a southerly direction parallel with the Western boundary of said 1/4-1/4 section a distance of 166.24 feet to a point; thence turn to the right and run in a westerly direction along the South boundary of the property of the grantors as described in Deed Book 297, at page 888, Office of Judge of Probate of Shelby County, Alabama, a distance of 165 feet; thence run North, parallel with the East line of the parcel herein described, a distance of 166.24 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Candice N. Bailey</u>	Grantee's Name	<u>Mondragon Properties, LLC</u>
Mailing Address	<u>5387 Hwy 47</u>	Mailing Address	<u>131 Narahatchee Rd</u>
	<u>Shelby, AL 35143</u>		<u>Shelby AL 35143</u>
Property Address	<u>Hwy 71</u>	Date of Sale	<u>September 21, 2022</u>
	<u>Shelby, AL 35143</u>	Total Purchase Price	<u>\$15,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date September 20, 2022

Print Candice N. Bailey

Unattested

Sign

(verified by)

Candice N. Bailey
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/21/2022 09:40:55 AM
\$43.00 JOANN
20220921000363790

Candice N. Bailey

Form RT-1